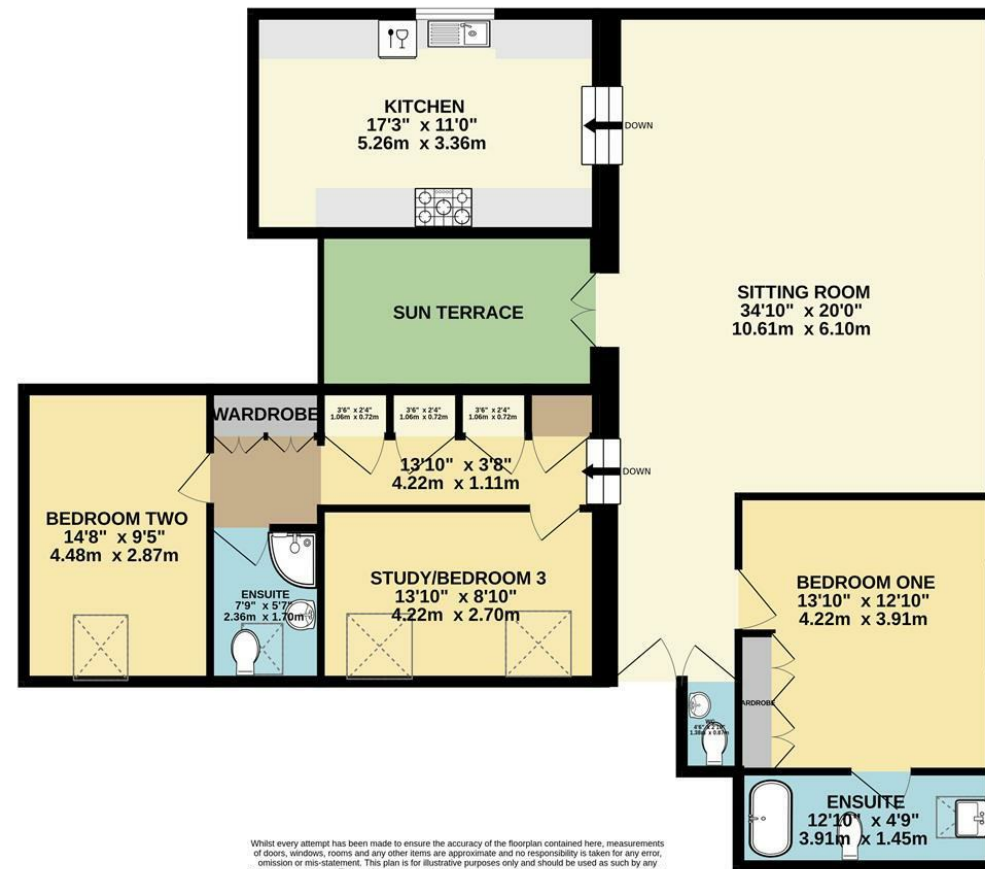




MAY WHETTER & GROSE

THE PENTHOUSE, CARNETHIC HOUSE, FOWEY, PL23 1HQ GUIDE PRICE £450,000

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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A DECEPTIVELY SPACIOUS TWO/THREE BEDROOM, PENTHOUSE APARTMENT SITUATED IN A DELIGHTFUL, RE-FURBISHED GEORGIAN COUNTRY HOUSE. THIS PROPERTY BOASTS A SUN TERRACE, GORGEOUS COUNTRY VIEWS, WELL MANICURED COMMUNAL GARDENS AND HEATED SWIMMING POOL.

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The Penthouse, Carnethic House, Fowey, Cornwall, PL23 1HQ

The Location
 Fowey is regarded as one of the most attractive waterside communities in the county. Particularly well known as a popular sailing centre, the town has two thriving sailing clubs, a famous annual Regatta and excellent facilities for the keen yachtsman. For a small town Fowey provides a good range of shops and businesses catering for most day to day needs. The immediate area is surrounded by many miles of delightful coast and countryside much of which is in the ownership of the National Trust. Award winning restaurants, small boutique hotels, excellent public houses etc. Have helped to establish Fowey as a popular, high quality, destination.

There are several excellent golf courses within easy reach, many world class gardens are to be found in the immediate area and the fascinating Eden Project with its futuristic biomes is just 5 miles to the north west.

There are good road links to the motorway system via the A38/A30. Railway links to London, Paddington, can be made locally at Par, and St. Austell and there are flights to London from Newquay.

The Property
 This immaculately presented penthouse apartment offers generous and flexible accommodation and is located in a quiet, peaceful setting on the outskirts of the town. The property benefits from on-site parking and forms part of a lovely Georgian Country House, accompanied by beautiful communal gardens that extend to an acre and the use of an indoor/outdoor heated pool and sauna. The Penthouse would suit as a superb main home, second home or holiday let.

Approached via a shared entrance hallway, stairs lead up to the apartment's front door which opens to a sizeable, open plan sitting/dining room with attractive wood flooring, fireplace and double doors opening to a private sun terrace.

There is a window to the front elevation with gorgeous countryside views and a glimpse of the sea!
 Steps lead down to a modern, well appointed kitchen with polished granite work surface and splash backs, sink built into the worktop, integrated dishwasher and a plethora of wall and base units providing plenty of storage. There is plumbing for a washing machine, space for a range cooker and American fridge/freezer. There is also a window to the side elevation.



From the sitting/dining room, a door opens to the principal bedroom comprising built in wardrobes and contemporary ensuite bathroom with freestanding bathtub, bowl sink and wc - a velux window floods this room with sunlight. There is a second double bedroom with built in wardrobes and velux window.

The third bedroom/study has two velux windows offering an abundance of natural light and this room is made characterful by exposed red brick walls. There is also a shower room with corner shower cubicle, wash hand basin, wc and velux window.

The hallway is well equipped with built in cupboards.

Outside
 Accessed from the sitting room, double doors open to a private sun terrace.

The penthouse apartment has superb views of the 1 acre spectacular gardens along with the use of the private indoor/outdoor heated swimming pool, sauna and changing room with a shower and cloakroom. It can be open or closed according to the season. Complex measures approx. 51'5" x 33'5". The property has one dedicated parking space and a second occasional parking space. From the bottom of the garden a gate leads on to Lankelly Lane. From there Readymoney beach is within easy walking distance as well as the many coastal walks nearby.

EPC Rating - C
Council Tax Band - Business Rates

Tenure - Leasehold
 999 years commenced in 2005 with 979 years remaining.
 Ground Rent - £0
 Service Charge - £398 pcm.

Services
 None of the services, systems or appliances at the property have been tested by the Agents

Local Authority
 Cornwall Council

Viewing
 Strictly by appointment with the Sole Agents: May, Whetter & Grose, Estuary House, Fore Street, Fowey, Cornwall. PL23 1AH Tel: 01726 832299. Fax: 01726 832866